

Department of Permits Approvals and Inspections
111 West Chesapeake Avenue
Towson, Maryland 21204
Baltimore County, Maryland

In the Matter of

Civil Citation No. 86529

Stella L Petric
608 Everett Road
Knoxville TN 37934

12 Blister Street

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on January 12, 2011 for a Hearing on a citation for violations under the Baltimore County Code (BCC) section 35-5-208 (E)(1), 208 (E)(2), 35-2-404, 404(A)(1), failure to eliminate mold, failure to exterminate/eliminate termite infestation, failure to repair/replace rotten wood, failure to water proof exposed wood on residential property.

On December 15, 2010, pursuant to § 3-6-205, Baltimore County Code, Inspector Christina Frink issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$116,000.00 (one hundred sixteen thousand dollars).

The following persons appeared for the Hearing and testified: Stella L. Petric, Respondent, Mr. James Meehan, tenant and, Christina Frink, Baltimore County Code Enforcement Officer.

Testimony offered at the hearing demonstrated that the property that is the subject of this violation hearing is in violation of the Baltimore County Code, in that it contains mold and poses a hazard to the tenant, Mr. Meehan. After a few moments of the testimony offered by Ms. Petric and Mr. Meehan, it became obvious that this matter is a landlord/tenant dispute that would be better settled in the District Court of Maryland. In fact, the parties have already filed matters in that Court. Ms. Petric, the landlord indicated that she no longer wishes to rent this property to Mr. Meehan, who also stated that he no longer wishes to reside therein considering the condition of the property. The landlord

indicated that the rental arrangement is verbal and she intends to end the lease. Mr. Meehan indicated that he would pay future rent into rent escrow until corrections are made to the property. In any event, the property is in violation and the Landlord must bring it into compliance at this time.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$15,000.00 (Fifteen thousand dollars).

IT IS FURTHER ORDERED that this \$15,000.00 civil penalty shall be suspended for 60 days, within which time, Ms. Petric, the landlord, shall bring this property into full compliance by eliminating all mold within the subject property. If after 60 days, the property is not in compliance, and Mr. Meehan, the current tenant, or any other tenant is residing within the property, then the full \$15,000.00 civil penalty shall become due and payable at that time.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 24TH day of January 2011

Signed: ORIGINAL SIGNED
Timothy Kotroco
Baltimore County Hearing Officer

NOTICE TO RESPONDENT: The Respondent is advised that the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.